



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



102 S 9TH AVE, BEECH GROVE, IN 46107



19,963 SF

\$599,900

# Executive Summary



Discover an exceptional opportunity to acquire two expansive properties in the heart of Beech Grove, Indiana, totaling nearly 20,000 square feet. Strategically located just off the Emerson Avenue exit of Interstate 465, this offering ensures unparalleled accessibility and visibility.

**Primary Property: Historic Church:** This distinguished church exudes classic Methodist architecture, featuring elevated ceilings and exquisite stained glass windows that bathe the interior in natural light. The spacious sanctuary provides a serene atmosphere, complemented by a fully-equipped kitchen ideal for gatherings and events. Additionally, the property includes turnkey spaces suitable for a school or nursery, offering versatility for various community-centric endeavors.

**Secondary Property: Multifunctional Facility:** The accompanying building serves as an additional gathering place for worship and offers supplementary space for educational purposes. Its adaptable layout invites customization to suit a multitude of uses, from community centers to specialized training facilities.

**Community Highlights: Beech Grove, Indiana:** Nestled within the Indianapolis metropolitan area, Beech Grove is a city that harmoniously blends small-town charm with urban amenities. Residents and visitors enjoy a vibrant Main Street lined with local shops and eateries, fostering a close-knit community atmosphere. The city is home to several parks, including the scenic Sarah T. Bolton Park, which offers walking trails, picnic areas, and hosts community events throughout the year. Beech Grove's independent school system and dedicated public services further enhance its appeal as a desirable location for families and businesses alike.

**Investment Potential:** Opportunities to acquire substantial properties of this nature in Beech Grove are exceedingly rare. The current commercial real estate market in the area features limited listings, with industrial spaces accounting for the majority of available properties. This unique offering stands out, providing a distinctive chance to invest in a property with historical significance and versatile potential. With both properties currently vacant, the stage is set for visionary buyers to transform these spaces into assets that will significantly contribute to the community. Whether you envision a cultural center, educational institution, or a venue for events, this offering provides a solid foundation for your aspirations. Seize this unparalleled opportunity to invest in a property that embodies both historical charm and future potential in the welcoming city of Beech Grove.

# Property Summary

## BEECH GROVE UNITED METHODIST ADMIN BUILDING

|                    |                          |
|--------------------|--------------------------|
| Property Type      | Religious                |
| Building Size      | 7,476 SF                 |
| Lot Size           | 6,580 SF (0.15 Acre)     |
| Stories            | 2                        |
| Structural Framing | Steel, Wood              |
| Year Built         | 1958                     |
| Parcel No.         | 49-10-28-136-176.000-502 |
| Zoning             | D-5                      |

## BEECH GROVE UNITED METHODIST CHURCH

|                    |                          |
|--------------------|--------------------------|
| Property Type      | Religious                |
| Building Size      | 13,383 SF                |
| Lot Size           | 6,580 SF (0.15 Acre)     |
| Stories            | 2                        |
| Structural Framing | Steel, Wood              |
| Year Built         | 1927                     |
| Parcel No.         | 49-10-28-136-169.000-502 |
| Zoning             | D-5                      |

## 102 S 9TH AVE, BEECH GROVE, IN 46107

|                |                          |
|----------------|--------------------------|
| Offering Price | \$599,900                |
| Property Type  | Religious                |
| Lot Size       | 5,600 SF (0.13 Acre)     |
| Parcel No.     | 49-10-28-136-168.000-502 |
| Zoning         | D-5                      |
| Tax            | Religious Tax Exempt     |



# Neighborhood Map



# Church Photos



# Church Photos



# Church Photos



# Church Photos



# Church Photos



# Commercial Building Photos



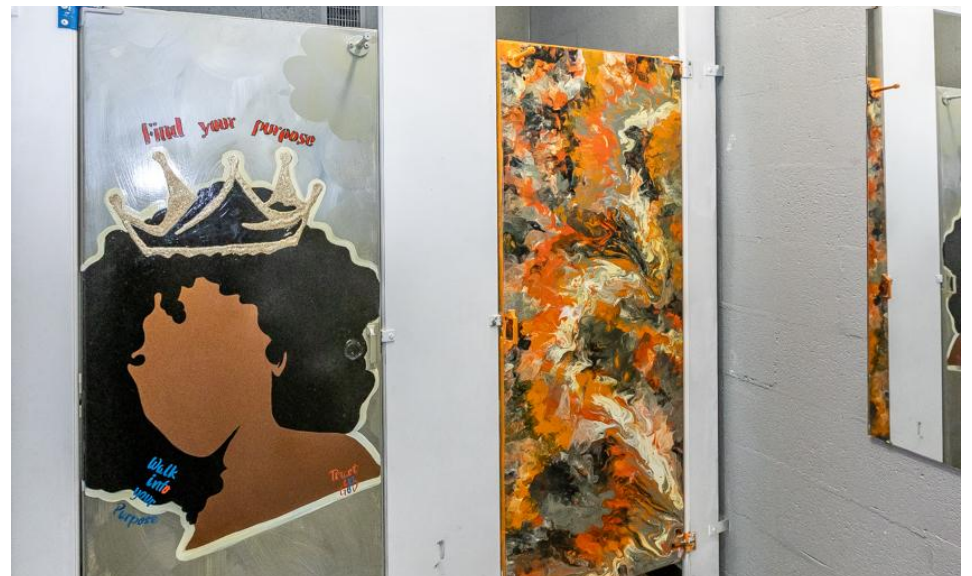
# Commercial Building Photos



# Commercial Building Photos



# Commercial Building Photos



# Commercial Building Photos



DEMOGRAPHIC SUMMARY

102 S 9th Ave, Beech Grove, Indiana, 46107 2  
Rings: 1, 3, 5 mile radii

KEY FACTS

231,296

Population

35.0

Median Age



93,334

Households

\$51,931

Median Disposable Income

EDUCATION

14.4%

No High School Diploma



30.1%

High School Graduate



23.5%

Some College/ Associate's Degree



32.0%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$62,900

Median Household Income



\$34,397

Per Capita Income



\$105,279

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,902

Apparel & Services



\$212

Computers & Hardware



\$3,058

Eating Out



\$5,668

Groceries



\$5,951

Health Care

BUSINESS



8,734

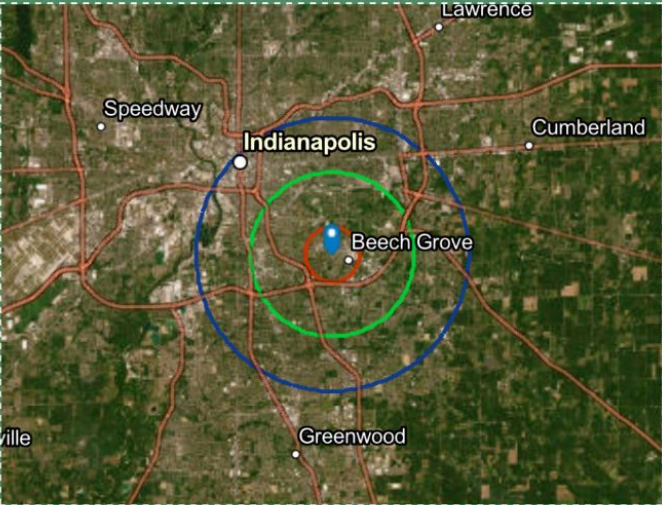
Total Businesses



156,931

Total Employees

| Variables                 | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|
| 2023 Total Population     | 10,895 | 79,889  | 231,296 |
| 2023 Household Population | 10,704 | 77,519  | 226,354 |
| 2023 Family Population    | 7,947  | 57,989  | 168,046 |
| 2028 Total Population     | 10,853 | 79,531  | 232,481 |
| 2028 Household Population | 10,663 | 77,162  | 227,539 |
| 2028 Family Population    | 7,899  | 57,585  | 168,329 |





# What's in My Community?

Places that make your life richer and community better

102 S 9th Ave, Beech Grove, Indiana, 46107  
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhood concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated regularly. Each category shows a max of 1250 locations.

# COMMUTE PROFILE

102 S 9th Ave, Beech Grove, Indiana, 46107

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## TRANSPORTATION TO WORK



1.9%

Took Public Transportation



9.5%

Carpooled



2.3%

Walked to Work



0.7%

Bike to Work

## WORKERS



107,930

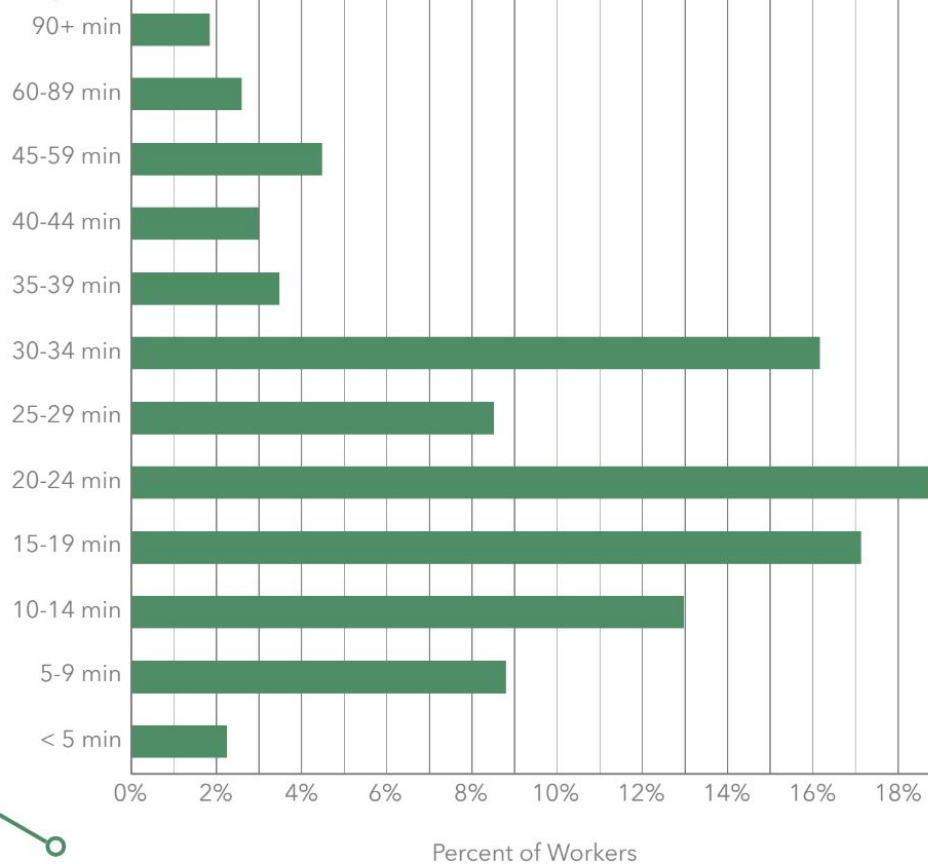
ACS Workers Age 16+



75.6%

Drove Alone to Work

## TRAVEL TIME TO WORK



# OFFICE MARKET PROFILE

102 S 9th Ave, Beech Grove, Indiana, 46107  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)

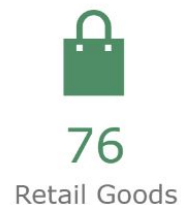


Access to Internet at home



Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



## Tapestry segments



8G

### Hometown Heritage

19,741 households

21.2%  
of Households



12B

### Traditional Living

13,409 households

14.4%  
of Households



5D

### Rustbelt Traditions

8,236 households

8.8%  
of Households



# AREA OVERVIEW

## BEECH GROVE, IN

Beech Grove, Indiana, is a small city located just southeast of Indianapolis in Marion County. Established in 1906, the city's origins are deeply tied to the railroad industry. Beech Grove's name originates from the abundance of beech trees that once covered the area. The city's growth was catalyzed by the establishment of the Beech Grove Shops, a massive railcar repair facility built by the Cleveland, Cincinnati, Chicago, and St. Louis Railway (commonly referred to as the "Big Four"). The shops became a major employer and shaped the community for decades.

### Tourist Attractions

- **Sarah T. Bolton Park:** This beautiful park is named after Sarah T. Bolton, a prominent Indiana poet and an advocate for women's rights.
- **Beech Grove Farmers Market:** Held during the warmer months, the Beech Grove Farmers Market is a community favorite, offering fresh produce, artisan goods, and local crafts.
- **Main Street:** Beech Grove's Main Street is a charming area filled with locally owned shops, restaurants, and cafes.
- **Proximity to Indianapolis Attractions:** Just a short drive from Beech Grove, visitors can explore major Indianapolis attractions

### Economy

Beech Grove's economy has evolved over the years. While the railroad industry played a significant role in its early development, the city has diversified its economic base. Today, Beech Grove is home to a mix of small businesses, healthcare facilities, and educational institutions.



Photos: Homes.com

# 102 S 9TH AVE.

## BEECH GROVE, IN 46107

EXCLUSIVELY LISTED BY:



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Realtor / Broker

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